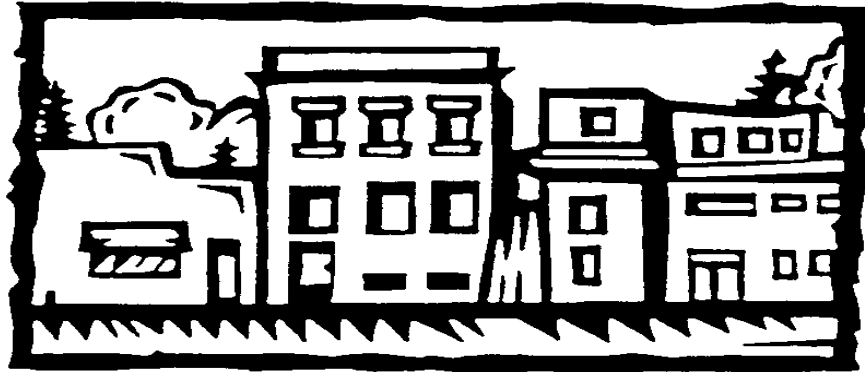


*H O M E*



# HOME PROGRAM PROJECT HISTORY

2005



**proud past, promising future**

**CLARK COUNTY**  
WASHINGTON

## Clark County HOME Program

On November 28, 1990, the Cranston-Gonzalez National Affordable Housing (NAHA) Act was enacted into law (P.L.101-625). The centerpiece of the legislation was the HOME Investment Partnerships (HOME) program, which represents a new approach to housing assistance at the federal level.

HOME affords local governments the flexibility to fund a wide range of low-income housing activities through creative and unique housing partnerships among Counties, private industry, and nonprofit organizations. HOME allows these partnerships to respond to diverse local housing needs through rehabilitation, new construction, tenant-based rental assistance, and other related activities.

HOME is targeted to those most in need. All HOME funds must benefit persons below 80% of area median income. In the case of rental projects and tenant-based rental assistance, at least 90% of the families receiving HOME assistance are households with incomes below 60% of the median. HOME funds used for homeownership projects must assist low-income homebuyers, and the units are subject to resale restrictions or a subsidy recapture provision. In addition, current eligible homeowners can participate in the program through an owner rehabilitation program.

### Clark County HOME Annual Funding\*

<u>Program Year</u>	<u>Entitlement</u>
1992	\$ 977,000
1993	640,000
1994	895,000
1995	971,000
1996	971,000
1997	954,000
1998	1,011,000
1999	1,089,000
2000	1,090,000
2001	1,213,000
2002	1,209,000
2003	1,567,732
2004	1,556,317
2005	1,454,869

*\*Entitlement amounts fluctuate due to legislative changes in national funding.*

## **1992 HOME Projects**

<i>Clark County – Homeowner Rehabilitation</i>	<b>\$ 96,642</b>
Low interest loan for rehabilitation of owner occupied houses.	
<i>Vancouver Housing Authority – CMI Triplex (Young Adults)</i>	<b>187,651</b>
Purchase and Rehabilitation of a triplex for Columbia River Mental Health Services young adult clients. Located off of W. 36th Street.	
<i>Vancouver Housing Authority – Watson House</i>	<b>65,516</b>
Relocation and rehabilitation of a house for transitional housing for women leaving the criminal justice system. Located off of Watson Ave.	
<i>Columbia River Mental Health – Elahan Place</i>	<b>550,000</b>
The construction of a new Elahan Place with a 28-unit residential care facility. CRMH owns and operates the facility. Located off of NE 94th Avenue.	
<i>Vancouver Housing Authority – CMI Triplex (Adults)</i>	<b>\$ 144,011</b>
Construction of two two-bedroom triplexes for Columbia River Mental Health Services adult clients. Located off of W. 39th Street.	
<i>Columbia Non-Profit Housing – Camas Homebuyer Project</i>	<b>111,330</b>
Acquisition and rehabilitation of 4 homes for first-time homebuyers in Camas.	



**Transitional  
Housing off of  
Watson Avenue**

### **1993 HOME Projects**

*Clark County – Homeowner Rehabilitation* \$ 117,250  
Low interest loan for rehabilitation of owner occupied houses.

*Vancouver Housing Authority - Security Deposit Program* 50,000  
A fund to provide a Security Deposit for low-income renters. Eligible participants must be from a shelter or institution.

*Vancouver Housing Authority – Care House* 230,000  
Acquisition and rehabilitation of a large house for use as a group home for persons with AIDS. Located off of NE 62nd Avenue.

### **1994 HOME Projects**

*Clark County – Homeowner Rehabilitation* \$ 165,000  
Low interest loan for rehabilitation of owner occupied houses.

*Columbia River Mental Health – 99th Street House* 98,000  
Acquisition and rehabilitation of a house for use as a group home for Columbia River Mental Health clients. Located at 2718 NE 99th Street.

*ARC of Clark County – 18th Street House* 58,993  
Acquisition and rehabilitation of a house for use as a group home for ARC of Clark County clients. Located at 13720 NE 18th Street.



**99th Street House**

### **1995 HOME Projects**

*Clark County – Homeowner Rehabilitation* \$ 200,000

Low interest loan for rehabilitation of owner occupied houses.  
Weatherization funds are used on homes whenever possible.

*Habitat for Humanity – Habitat Estates* 175,000

Costs for fees, permits, etc. and construction of a private driveway to 4 homes as part of the development of 6 single-family homes, Habitat For Humanity selects first time home buyers and operates the program.

*Columbia Non-Profit Housing – Columbia Homes* 200,000

Project will sell lots to low income manufactured home buyers to create affordable housing. Lots will be a second low interest mortgage. Located between NE 144th Avenue and NE 154th Avenue.

*Columbia Non-Profit Housing – First Home Loan Program* 178,007

Provides a no-interest second mortgage for first time homebuyers. The second mortgage is recaptured with shared appreciation when house is sold. Applicants must attend a homeowner class taught by the CHRC.



**Habitat Estates**

## **1996 HOME Projects**

*Columbia River Mental Health – Forest Creek Condominiums* \$ 400,000  
Acquisition and rehabilitation of 10 condominiums to be used as rentals for CRMHS clients. Located off of NE 16<sup>th</sup> Avenue.

*Columbia Non-Profit Housing – First Home Loan Program* 332,306  
Provides no-interest second mortgages to first-time homebuyers. Recaptured with shared appreciation when house is sold. Potential homeowners must attend a homeowner class taught by the CHRC.

*Evergreen Habitat for Humanity – Tenny Road* 114,187  
Construction of 4 homes for first-time buyers who contribute sweat equity.

*YW Housing CHDO Operations* 18,757  
Funds to help build capacity of YW Housing, a new non-profit Community Housing Development Organization.

*Inland Empire Residential Resources – Teammates Condos* 51,000  
Acquisition of 3 units of an 8-plex for rental housing for seniors and developmentally disabled. Located at 911 Garrison Road.

*Vancouver Housing Authority - Security Deposit Program* 40,000  
Fund to provide a Security Deposit for low-income renters. Eligible participants must be from a shelter or institution.

*Clark County – Homeowner Rehabilitation* 200,000  
Low-interest loan for rehabilitation of owner-occupied houses. Weatherization funds are used on homes whenever possible.

*YW Housing – House II* 150,000  
Acquisition and rehabilitation of single-family house for use as a group home for women leaving County criminal justice system. 3506 McLoughlin



**Inland Empire  
Teammates Condos  
at 911 Garrison Road**



### **1997 HOME Projects**

*Columbia Non-Profit Housing – First Home Loan Program* 250,000

Provides a no interest second mortgage for first time homebuyers. The second mortgage is recaptured with shared appreciation when house is sold. Potential homeowners must attend a homeowner class taught by the Community Housing Resource Center.

*Vancouver Housing Authority – Orchard Glen Apartments* 250,000

Construction of 64 units of affordable housing including 15 units of transitional housing. Located next to the Orchards homeless shelter at 5701 NE 102nd Avenue.

*Vancouver Housing Authority – Vancouver Community SRO Project* 100,000

Construction of 127 units of affordable single-room occupancy housing on the Veteran's Administration campus.

*YW Housing – CHDO Operations* 20,040

Funds to help build capacity of YW Housing, a new non-profit Community Housing Development Organization.

*Share House Reconstruction* 100,268

Reconstruction of transitional housing units located in the Share Emergency Shelter. Located at 1115 W. 13th Street.

*Clark County – Homeowner Rehabilitation* 200,000

Low interest loan for rehabilitation of owner-occupied houses. Weatherization funds are used on homes whenever possible.



**Orchard Glen  
Apartments**

### **1998 HOME Projects**

<i>Columbia Nonprofit Housing – First Home Program</i>	\$ 300,000
Funds for financial assistance to approximately 19 first-time homebuyers, whose income is at or below 80% AMI.	
<i>Columbia Non-Profit Housing – Infill Affordable Home Ownership</i>	192,500
Site acquisition, construction, and sale of 13 new single-family homes. Homes will be sold to families with incomes below 80% AMI.	
<i>Inland Empire – Teammates Transitional Skills Apartments</i>	216,240
The design and construction of 2 two-bedroom apartments for developmentally disabled people with very low incomes. Located at 8612 NE 27 <sup>th</sup> Circle.	
<i>YW Housing – House #3</i>	80,260
The acquisition and rehabilitation of a house to serve as a home for 4 to 5 women and their children who are coming out of the criminal justice system. Located at 11507 NE 29 <sup>th</sup> Street.	
<i>YW Housing – CHDO Operations</i>	14,549
Funds for half the operating cost of YW Housing, a Community Housing Development Organization.	
<i>Clark County – Housing Rehabilitation Program</i>	200,000
Low-interest loans to homeowners countywide to rehabilitate single-family, owner-occupied homes.	
<i>Vancouver Housing Authority – Vancouver Community SRO</i>	100,000
Construction of 124 units of single-room occupancy transitional and permanent housing. The 4-story facility is located at the Veterans Administration campus.	
<i>Affordable Community Environments – Covington Commons</i>	185,000
Construction contingency and operating reserve loan for Covington Commons, a 40-unit apartment complex, including 8 units for the developmentally disabled.	



### **1999 HOME Projects**

<i>Columbia Nonprofit Housing First Home Program</i>	\$ 103,300
Funds for financial assistance to approximately 14 first-time homebuyers, who are at or below 80% of the median income.	
<i>Columbia Nonprofit Housing Hazel Dell Senior Housing</i>	150,000
Construction of 45 one-bedroom apartments for seniors whose income is below 50% of MAI. Site is 9501 NE Hazel Dell Avenue.	
<i>IERR/HFCL Homes</i>	200,000
The development of two detachable residential care homes for 8 residents with developmental disabilities. Located at 1229 N. Garrison Road.	
<i>Vancouver Housing Authority Hazel Dell Assisted Living</i>	250,000
Construction of 45 one-bedroom apartments for the frail elderly. Facility will provide assistance with essential life skills. Located at 9503 NE Hazel Dell Avenue.	
<i>Vancouver Housing Authority Operation Homestretch</i>	11,000
Tenant based rental assistance, for ten families completing stays in Clark County emergency homeless shelters.	
<i>YW Housing CHDO Operations</i>	25,000
Funds for part of the operating cost of YW Housing, a Community Housing Development Organization, nonprofit to provide funds for organization systems and project development.	
<i>YW Housing – Y's Transitions</i>	200,000
Purchase of 2 group-living transitional houses for women and their children who are in outpatient substance abuse treatment. Live-in managers will provide case management in addition to treatment.	
<i>Clark County Housing – Rehabilitation Program</i>	200,000
Low-interest loans to homeowners Countywide to rehabilitate single-family, owner-occupied homes.	

### **2000 HOME Projects**

<i>Columbia Non-Profit Housing – First Home Program</i>	\$ 241,788
Funds for financial assistance to 14 first-time homebuyers with median income of 80% or less. Applicants to attend classes through Community Housing Resource Center.	
<i>YW Housing – CHDO Operations</i>	18,500
Funds for half of the operating costs of YW Housing, a Community Housing Development Organization.	
<i>YW Housing – Y's Transitions Phase II</i>	163,500
Purchase of transitional house for women undergoing drug and alcohol treatment. Live-in manager will provide case management services to women in addition to treatment.	
<i>Vancouver Housing Authority – Hazel Dell Assisted Living</i>	50,000
Construction of 45 one-bedroom apartments for the frail elderly. Facility will provide assistance with life skills. Location: 9503 NE Hazel Dell Ave.	
<i>Vancouver Housing Authority – Wisteria Manor Apartments</i>	100,000
Construction of 24 one-bedroom apartments for seniors whose income is below 60% of area median. Located at 15911 NE Mill Plain Boulevard.	
<i>Inland Empire Residential Resources – Residential Care II</i>	200,000
Development of two detached single-family care homes for 8 residents with developmental disabilities.	
<i>Inland Empire Residential Resources – Condominiums</i>	50,000
Purchase of a privately-owned condominium for use by low-income disabled individuals Located at 1229 N. Garrison Road.	
<i>Vancouver Housing Authority – Operation Homestretch</i>	11,000
Tenant based rental assistance for ten families completing stays in Clark County emergency homeless shelters.	

### **2000 HOME Projects (continued)**

*Vancouver Housing Authority – Lease to Own*

129,826

Provide home ownership options to people currently on housing assistance. Homes purchased will be leased to those participating in VHA Move-to-Work program, home ownership transferred upon completion of lease agreement and program requirements.

*Clark County – Housing Rehabilitation Program*

200,000

Low-interest loans to homeowners to rehabilitate single-family owner-occupied homes.



**Site of Future  
Wisteria Manor  
Senior  
Apartments**

## **2001 HOME Projects**

<i>Affordable Community Environments– Cascadia Village Apartments</i>	\$ 300,000
Construction of a 50-unit apartment complex on NE 73 <sup>rd</sup> Street. Ten units set aside for developmentally disabled. Ten 3-4 bedroom apartments to accommodate large families.	
<i>Columbia Non-Profit Housing – Azalea Place</i>	125,000
A 12-unit apartment complex for people with chronic mental illness or substance abuse problems.	
<i>Inland Empire Residential Resources – Heron Hills</i>	165,000
Two newly constructed single-family homes that will be used for people with developmental disabilities. Located at NE 84 <sup>th</sup> Cir. and NE 75 <sup>th</sup> Ave.	
<i>Legacy of Life – Maternity Home</i>	70,000
Purchase of single-family home for homeless pregnant women. Located at NW 100 <sup>th</sup> Street and NW 26 <sup>th</sup> Avenue.	
<i>YW Housing – Centennial Houses</i>	164,040
Funds to purchase land and build two homes that will provide transitional housing for women with substance abuse or mental health issues.	
<i>Columbia Non-Profit Housing – First Home Loan Program</i>	61,782
Funds to assist approximately 3 first-time homebuyers, with incomes at or below 80% MAI. Includes pre- and post-purchase counseling with CHRC.	
<i>Vancouver Housing Authority – Rental Security Deposit Program</i>	25,000
Assist people who are homeless in paying security deposits for rental housing. Participants must be at 50% or less AMI. Maximum award is \$300.	
<i>Affordable Community Environments – CHDO Operations</i>	24,007
Operating funds to build the capacity of Affordable Community Environments, a Community Housing Development Organization.	
<i>Columbia Non-Profit Housing – CHDO Operations</i>	19,642
Operating funds to build the capacity of Columbia Non-Profit Housing, a Community Housing Development Organization.	

## **2001 HOME Projects (continued)**

*YW Housing – CHDO Operations*

17,000

Operating funds to build the capacity of YW Housing, a Community Housing Development Organization.

*Vancouver Housing Authority – Operation Homestretch*

10,249

Tenant based rental assistance for ten families completing stays in Clark County emergency homeless shelters.

*Clark County – Housing Rehabilitation Program*

140,000

Low-interest home loans to homeowners to rehabilitate single-family owner-occupied homes.

### **Affordable Community Environments**

#### **Cascadia Village**



#### **YW Housing**

#### **Centennial Houses**

## **2002 HOME Projects**

<i>YW Housing – Kauffman Street Townhomes</i>	\$ 542,718
Kauffman Street Townhomes will consist of nine permanent rental units for households at or below 50% of area median income at 3400 Kauffman Avenue, Vancouver.	
<i>Vancouver Housing Authority – Esther Short Commons</i>	600,000
This project will consist of 160 rental apartment units (96 one-bedroom, 64 two-bedroom units), and 20,000 feet of commercial retail space, located at 710 Esther Street, Vancouver.	
<i>Evergreen Habitat for Humanity – Three Homes</i>	177,100
Purchase of property for construction of owner-occupied housing for 3 households with incomes at 25 to 60% of the median income.	
<i>Columbia Non-Profit Housing – First Home Loan</i>	465,842
Funds for financial assistance to approximately 18 first time homebuyers, whose income is at or below 80% of median. Includes pre- and post-purchase counseling with CHRC.	
<i>Columbia Non-Profit Housing – CHDO Operations</i>	25,000
Operating funds to build the capacity of Columbia Non-Profit Housing, a Community Housing Development Organization.	
<i>Affordable Community Environments – CHDO Operations</i>	30,000
Operating funds to build the capacity of Affordable Community Environments, a Community Housing Development Organization.	
<i>Clark County – Homeowner Rehabilitation</i>	120,000
Low-interest home loans to homeowners to rehabilitate single-family owner-occupied homes.	
<i>SHARE – Story Street Program</i>	60,000
Tenant-based rental assistance for up to 10 families or individuals with incomes at or below 50% of the AMI. Tenants may receive case management, transportation assistance, and/or meal assistance.	

### **2003 HOME Projects**

<i>CNPH Walnut Grove Apartments</i>	\$ 300,000
Design and construction of 64 one-bedroom apartments for senior citizens with incomes at or below 50% of the area median income. Located on the south side of NE 58 <sup>th</sup> Street, east of NE 72 <sup>nd</sup> Avenue.	
<i>Vancouver Housing Authority – Plum Meadows Apartments</i>	300,000
Construction of 162 units of housing for families at or below 60% of the area median income. Apartment units will be located in several buildings and will range in size from studio to three bedrooms. The site location is 3301 Fruit Valley Road, Vancouver.	
<i>IERR Residential Care Homes</i>	230,770
Construction of two 4-bedroom, 2-bath residential homes for eight individuals with developmental disabilities. Residents will have incomes at or below 50% of the area median income. Located at the corner of NE 34 <sup>th</sup> Street and NE 50 <sup>th</sup> Avenue, Vancouver.	
<i>Columbia Non-Profit Housing – First Home Loan</i>	188,809
Funds for financial assistance to approximately 9 first-time homebuyers, whose income is at or below 80% of median. Includes pre- and post-purchase counseling with CHRC.	
<i>Columbia Non-Profit Housing – CHDO Operations</i>	33,380
Operating funds to build the capacity of Columbia Non-Profit Housing, a Community Housing Development Organization.	
<i>Affordable Community Environments – CHDO Operations</i>	20,000
Operating funds to build the capacity of Affordable Community Environments, a Community Housing Development Organization.	
<i>YW Housing – CHDO Operations</i>	25,000
Operating funds to build the capacity of Affordable Community Environments, a Community Housing Development Organization.	



### **2004 HOME Projects**

<i>Affordable Community Environments – The Mews</i>	\$ 590,000
This project consists of 24 units of rental housing affordable to people with incomes between 15 and 60% of the area median. Units will range in size from one to four bedrooms. Located adjacent to Cascadia Village Apartments.	
<i>Habitat for Humanity – Patten Park</i>	426,000
Eight single-family homes located off Covington Road. Households will range in income from 25 to 60% of the area median income and are required to volunteer 500 hours building habitat homes.	
<i>Columbia Non-Profit Housing – First Home Loan</i>	329,496
Funds for financial assistance to approximately 9 first-time homebuyers, whose income is at or below 80% of median. Includes pre- and post-purchase counseling with CHRC.	
<i>Share – Story Street Program</i>	150,000
Tenant-based rental assistance for up to twenty families or single individuals with incomes at or below 50% of the median area income. Tenants may receive case management, transportation assistance, and/or meal assistance.	
<i>Columbia Non-Profit Housing – CHDO Operations</i>	28,466
Operating funds to build the capacity of Columbia Non-Profit Housing, a Community Housing Development Organization.	
<i>Affordable Community Environments – CHDO Operations</i>	21,000
Operating funds to build the capacity of Affordable Community Environments, a Community Housing Development Organization.	
<i>YW Housing – CHDO Operations</i>	28,466
Operating funds to build the capacity of YW Housing, a Community Housing Development Organization.	

### **2005 HOME Projects**

<i>VHA Mill Creek Apartments</i>	\$ 478,500
This project consists of 50 units of rental housing in Battle Ground affordable to people with incomes up to 60% of the area median.	
<i>VHA Mill Creek Senior Housing</i>	503,500
This project consists of 28 units of rental housing Battle Ground for low-income seniors.	
<i>YW Housing Aurora Place</i>	737,500
25-unit transitional housing apartment complex off Fourth Plain Boulevard for women and women with children.	
<i>Columbia Non-Profit Housing – First Home Loan</i>	358,066
Funds for financial assistance to approximately 5 first-time homebuyers, whose income is at or below 80% of median. Includes pre- and post-purchase counseling with CHRC. (\$58,066 from ADDI funds)	
<i>Share – Story Street Program</i>	287,500
Tenant-based rental assistance for up to 38 households with incomes at or below 50% of median. Tenants may receive case management, transportation, and/or meal assistance.	
<i>Columbia Non-Profit Housing – CHDO Operations</i>	24,245
Operating funds for a Community Housing Development Organization.	
<i>Affordable Community Environments – CHDO Operations</i>	24,245
Operating funds for a Community Housing Development Organization.	
<i>YW Housing – CHDO Operations</i>	24,245
Operating funds for a Community Housing Development Organization.	